BAJAJ FINANCE LIMITED

Registered Office: C/o Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune -411035, Maharashtra, India
Branch Office: Bajaj Finance Ltd. 10 GF Six Wishes Jijamata Chowk Talegaon Dabhade 410506

Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Undersigned being the Authorized Officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home loan(s)/Loan(s) Against Property advanced to them by Bajaj Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A's). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s) Mortgagor(s)Guarantor(s)	Description of Secured Immovable Property	Demand Notice Date &Amount
LAN : P4Y9PDL9910930 **1. Anis Khan S/o Nasir Khan, R/o.** Ganpat Ananta Aher Flat No 17 Floor 4 G N 596 Near Sawtamali Mandir Jadhavwadi Chikhali Pune Maharashtra 411062, Contact: 9923491322, Email id: anisk3313@gmailcom. **Also at: R/o.** Plot No. 123 (North Side Part), Survey No. 276/1/22-Part, Mauje Jalna, Taluka and District Jalna 431213. **2. Abdul Raheman Scrap Center thr. Its Prop. Anis Khan, R/o.** Floor No Ground Godown No 1 Abdul Mughni Balgeshwar Kudalwadi Near Police Chowki Sector No 18 Chikhali Pune Maharashtra 412105, Contact: 9923491322, Email id: anisk3313@gmail.com. **3. Aaysha Khan D/o Satyanarayan Guda, R/o.** Plot No 123 Sr No 276 1 22 Markandey Nagar Jalna Maharashtra 431203, Contact: 9923491322, Email id: anisk3313@gmail.com.	All that piece and parcel of Plot No. 123 (North Side Part), Survey No. 276/1/22-Part, Mauje Jalna, Taluka and District Jalna 431213 along with proportionate share in common areas ((Area adm. 60 Sq.Mtrs) **Bounded as:** East: Plot No. 102, West: 9 metre road, North: Plot No. 122 South: Plot No. 123 (Part)	**16.10.2026 & Rs. 20,21,937.3/-** (Rupees Twenty Lakhs Twenty One Thousand Nine Hundred Thirty Seven and Thirty Paisa Only) as on 16.10.2026

This step is being taken for substituted service of notice. The above Borrowers / Co-Borrowers, Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. On which Bajaj Finance Limited has the charge.

Sd/-
Authorised Officer
Bajaj Finance Limited

Date : 07.11.2025
Place : PUNE

Encore Asset Reconstruction Company Private Limited (Encore ARC)

5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

[Appendix -IV -A] [See Proviso to Rule 8(6) r/w 9(1)]
PUBLIC E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the IDFC First Ban Limited (IDFC) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC- EOT-001-Trust ("Secured Creditor"), which is under Symbolic Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on **15.12.2026** for recovery of **Rs.3,50,87,622.27/- (Rupees Three Crore Fifty Lakhs Eighty Seven Thousand Six Hundred Twenty Two and Twenty Seven Paise Only) as on 05.11.2026**, and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower Mr. Shrihari Purushottam Panchwadkar (Borrower) and (1) Mrs. Shilpa Shrihari Panchwadkar (Hereinafter collectively referred as Co-Applicants/Guarantors)

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is be as under:

Description of Property	RP (In Rs.) EMD (In Rs.)	Date of E-Auction
Property no.1 All That Piece and Parcel of Flat Bearing No. 1, Admeasuring About 66.89 Sq. Mtr. (720 Sq. Ft.) Built-Up Constructed On The Ground Floor Of The Building Commonly Known As Shree Laying And Situated At Land Bearing Survey No 133, Hissa No 35, Having Corresponding Cts No. 752 And Survey No. 132, Hissa No. 1+2+3a Having Corresponding Cts No. 754 & 711, Situated At Kothrud, Taluka Haveli, District Pune, Along With Exclusive Right Over Top Terrace Admeasuring 44.87 Sq. Mtr. (482.80 Sq. Ft.) Built Up And Surrounding Garden/Open Space Admeasuring 77.98 Sq. Mtr. (839.06 Sq. Ft.), And Also Car Parking Admeasuring 11.31 Sq. Mtr. (121.69 Sq. Ft.), Within The Limits Of Pune Municipal Corporation And Registration District Pune And Within Jurisdiction Of Sub-Registrar Haveli bounded as East: Flat No.2 Located On The Ground Floor, West: Garden Attached To Flat No. 1 And Behind That Boundary Of Survey No.132, Hissa No. 3b And Survey No. 32, Hissa No.1+2+3A Open Garden Space, South: Garden Attached To Flat No. 1 And Behind That Nirmal Building Construction On Land Bearing Survey No.132 Hissa No. 3B And 4A, North: Garden Attached To Falt No.1 Open Garden Space And Boundary Of Survey No. 133, Hissa No. 35 Property No.2 All That Piece And Parcel Of Flat Bearing No. 2, Admeasuring About 64.10 Sq. Mtr. (690 Sq. Ft.) Built-Up, Constructed On The Ground Floor Of The Building Commonly Known As Shree Laying And Situated At Land Bearing Survey No. 133, Hissa No. 35, Having Corresponding Cts No. 752 And Survey No. 132, Hissa No. 1+2+3a Having Corresponding Cts No. 754 & 711, Situated At Kothrud, Taluka Haveli. District Pune Along With Exclusive Right Over Surrounding Garden/Open Space Admeasuring 93.74 Sq. Mtr. (1008 64 Sq. Ft.) More Specifically Highlighted At Annexure B And Also Car Parking Idmeasuring 11.31 Sq. Mtr. (121.69 Sq. Ft.), Undetectable Amenity Within The Limits Of Pune Municipal Corporation And Registration District Pune And Within Jurisdiction of Sub-Registrar Haveli and bounded as East: Parking Area And Staircase, West: Flat No.1 On The Ground Floor, North: Garden Attached To Flat No.2 Open Garden Space And Boundary Of Survey No.133, Hissa No.35, South: Garden Attached To Flat No. 2 Nirmal Building Construction On Land Bearing Survey No.132 Hissa No. 3B And 4A	2,40,00,000/- 24,00,000/-	15.12.2026 Time – 12.00 PM to 01.00 PM **Last date and time for submission of Bid** 14.12.2026 Till 6.00 PM

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.
For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., http://www.encorearc.com/
For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9218016248/ 9218016251/ 0124 4527200 or email at dharmendra.maurya@encorearc.com, getintouch@encorearc.com

Date: 06.11.2026
Place: Mumbai

Sd/- Authorised Officer
Encore Asset Reconstruction Company Pvt. Ltd.

Federal Bank

LCRD PUNE DIVISION - The Federal Bank Ltd.,
Elevated Ground Floor (Mezzanine Floor), At Shop No. S2, Nikhil Pride, Sadashiv Peth, Tilak Road, Pune - 411030.
Ph.No.: +91-9309180037, Email: pnelcrd@federalbank.co.in
Website: **www.federalbank.co.in**

SALE NOTICE

Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable property Mortgaged / Hypothecated / Charged to The Federal Bank Ltd. (Secured Creditor), the **Physical Possession** of which has been taken by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **below mentioned date** for recovery of **below mentioned amount** due to The Federal Bank Ltd. (Secured Creditor) with further interest, cost and other charges plus expenses from **the Borrowers as mentioned in Schedule below**. The details of Reserve Price below which both the properties will not be sold, and the Earnest Money Deposit (10% of the Reserve Price) is also mentioned in the **schedule below** along with brief details of the Borrowers respectively.

Please note that this is a brief sale notice detailing the Borrowers and the security held by the Federal bank Ltd. For detailed sale notice and terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

S. No.	Date of Demand Notice	Debt due (Rs.)	Date of Sale	Reserve Price (Rs.)	EMD (10% of Reserve Price)
1.	**Name of Borrowers:** (1) **Sumitra Vasant Shinde**, known and sole legal heir of **Late Santosh Vasant Shinde**, Proprietor of **M/s. Arjun Refineries** and **Late Tejaswini Santosh Shinde**				
	01/11/2023	A. **Rs. 9,91,15,366/-** as on **05/08/2026** in **GECL Loan** with No. **17676900000322** B. **Rs. 6,93,38,253.46** as on **05/08/2026** in **Term Loan** (Asset Prime) with No. **17677600001990** C. **Rs. 11,54,244/-** as on **05/08/2026** in **Term Loan** (SME Care) with No. **17676900000330**	**25th Nov., 2026**	**5,90,00,000/-**	**59,00,000/-**
	Description of property: All that piece and parcel of Room Unit No's. 1, 2, 20, 21, 22, 23, 24, 25, 26 and 27, on the Second Floor , having Carpet admeasuring area 489.15 Sq.Mtrs. (as per agreement) / 476.8 Sq.Mtrs. (as per RERA) an along with 6 reserved parking in the Wing named as "Commercial-01" being the wing of the building being constructed upon the project land in the scheme known as "Aston Plaza (as per RERA name of the project is Aston Plaza-Phase II) constructed on the lands bearing Survey No. 56, Hissa Nos. 2 (part), 3A, 4, 1B, 3B, 1A, Survey No. 62, Hissa Nos. 3/4, 5B, 6B, 7(part), 7/1, 8 and Survey No. 63, Hissa No.s 2/1 (part), 2/3, 2/4 (part), 2/5, 3/4, 4/1, 5/1, 5/2, 6, 6/1 (part), 10A, 10B, 11, 12, 13, 14A, 14B, 14B/1, 15A, 15B and all other improvements thereon of Village Ambegaon Bk, Tal. Haveli, Dist. Pune, Maharashtra State and within the limits of Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli.			
2.	**Name of Borrowers:** (1) **Mr. Atul Baban More,** Proprietor of **M/s. Sangita Transport**, (2) **Mrs. Vaishali Atul More**				
	08/01/2024	A) **Rs. 11,13,821.92 as on 09/10/2026** under **Loan A/c No. 13486900001260** B) **Rs. 11,13,391.20 as on 09/10/2026** under **Loan A/c No. 13486900001245** C) **Rs. 11,05,375.00 as on 09/10/2026** under **Loan A/c No. 13486900001278** D) **Rs. 10,91,990.00 as on 09/10/2026** under **Loan A/c No. 13486900001286**	**25th Nov., 2026**	Below Mentioned	Below Mentioned
	Description of property: **(A) TATA 709G LPT DCR38CBC 85B6M5 TT** having Chassis No. MAT810004M5C03563, Engine No. 3.8SGI79CYX609885, 2021 Model, CNG only, Titanium White color having **Registration No. MH12SX3300**. **[Reserve Price Rs. 3,00,000/- & EMD Rs. 30,000/-]** **(B) TATA 709G LPT DCR38CBC 85B6M5 TT** having Chassis No. MAT810004M5C03565, Engine No. 3.8SGI79CYX609455, 2021 Model, CNG only, Titanium White color having **Registration No. MH12SX4402**. **[Reserve Price Rs. 2,45,000/- & EMD Rs. 24,500/-]** **(C) TATA 709G LPT DCR38CBC 85B6M5 TT** having Chassis No. MAT810004M5C03577, Engine No. 3.8SGI79BYX608328, 2021 Model, CNG only, Titanium White color having **Registration No. MH12SX4403**. **[Reserve Price Rs. 3,00,000/- & EMD Rs. 30,000/-]** **(D) TATA 709G LPT DCR38CBC 85B6M5 TT** having Chassis No. MAT810004M5C03564, Engine No. 3.8SGI79CYX609879, 2021 Model, CNG only, Titanium White color having **Registration No. MH12SX4404**. **[Reserve Price Rs. 2,45,000/- & EMD Rs. 24,500/-]**			

Date: 06/11/2026
Place: PUNE.

For The Federal Bank Ltd.
Sd/-
(Authorized Officer under SARFAESI Act).

JPN-2036

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम
एक परिवार एक बैंक

Pune East Zone : Janamangal Building, 2nd Floor, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. **Phone : 24459184/24514007**
Email : cmmarc_per@bankofmaharashtra.bank.in

E-Auction Sale notice for sale of hypothecated (Vehicles) assets

Notice is hereby given to the Borrower/s and Guarantor/s in particular and public in general that despite several notices to the Borrowers/Guarantors, they have failed to repay the Bank's dues in Vehicle loans as mentioned in the said notices. Therefore the vehicles are seized by the Bank. The vehicles will be put for sale on **25/11/2026** On-line E-Auction / Bidding through website **Baanknet (https://baanknet.com) at 11.00 am to 3.00** pm. The vehicles will be sold "As is where is", **"As is what is", and "Whatever there is" basis**. for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the movable property reserve price and the earnest money deposit are given as under –

The borrowers are once again requested to deposit total dues along with further interest, cost and expenses before the above date to get back possession of your vehicles/tractor failing which the same will be sold and proceeds adjusted with your account

Sr. No.	Name of Borrower / Account No / Outstanding Dues / Notice date	Details of Vehicle	Reserve Price Earnest Money Deposit Bid Increment value
1.	**Borrower : Rahul Uttamchand Mangwani** **Branch- Jejuri** **A/c No. 60442056883** **Outstanding Dues: Led Bal. Rs. 6,05,912/- + Unapplied Intt. Rs. 39,129/-, Total Rs. 6,45,041/- Interest @ 8.35% plus further interest as per the rates applicable w.e.f 06/11/2026 and cost and expenses thereon**	Model : Aura 1.2 MT CNG SX Year of Manufacturing- 03/2023 Chassis No. – MALB341CLPM184314 Engine No. – G4LAPM70183 Fuel Based- Petrol /CNG Type of Body: Hatchback, 5 Seater, 4 Cylinders Color- Polar White 2 Reg. No. MH-12-VG-3414	**Rs. 6,03,000/-** **Rs. 60,300/-** **Rs. 5,000/-**

Date & Time of inspection of property on: **20/11/2026 between 11.00 am to 03.00 p.m.** For detailed terms and conditions of the sale, please refer to the link **https://bankofmaharashtra.bank.in/assets** provided in the Bank's website and also on E-bikray portal **Baanknet (https://baanknet.com).** Or contact at 020-24459184 / 24514007, 9960355398

Date : 06/11/2026, Place : Pune

Chief Manager, Bank of Maharashtra,
Pune East Zone

Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)
Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS",** by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website : **www.phoenixarc.co.in/** as per the details given below

Date and time of E-Auction 15-12-2026 11:00 Am to 02:00 Pm
(with unlimited extensions of 15 minute each)
Last date of EMD Deposit : 14-12-2026

Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXHAD00116-170034810 **Branch: Hadapsar** **Borrower: Sachin Sopanrao Vaidya** **Co-Borrower: Suvarna Sachin Vaidya**	**13-12-2017 For Rs: 1719190/- (Rupees Seventeen Lakh Nineteen Thousand One Hundred & Ninety Only)**	All That Piece And Parcel Of The Flat Bearing No/404, On Fourth Floor, S2 Wing, Ad,Easuring Around 580Sq Feet I/E 53/90 Sq/Meters Built Up Area, In The Project Called As "Sai Swapna Srushti", Land Bearing Survey No/44/2B, (Old Survey No/17/2B) Admeasuring Arond 27 R I/E 2700 Sq/ Meters, Situated At Village: Manchar, Taluka: Ambegaon, District: Pune, Within The Local Limits Of Zillha Parishad Pune, Taluka Panchayat Samiti Ambegan And Grampanchayat Manchar And Within Thenjurisdiction Of Ambegaon, Pin- 411046	**Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)**
LAN: LXPUN00115-160014244 **Branch: Pune** **Borrower: Pradeep Ashok Shinde / Co-Borrower: Rupali Pradeep Shinde**	**24-03-2018 For Rs: 1911707/- (Rupees Nineteen Lakh Eleven Thousand Seven Hundred & Seven Only)**	F.No.404, S-2 Wing, 4Th Floor Sai Swapna Shrushti, S. No 44/2B, Old S. No 17/2B Nr Manchar 412208 Pune Maharashtra	**Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)**
LAN: LXPUN00115-160014289 **Branch: Pune** **Borrower: Ranjan Ramaji Mokal / Co-Borrower: Reena Ranjan Mokal**	**28-05-2018 For Rs: 1181337/- (Rupees Eleven Lakh Eighty One Thousand Three Hundred & Thirty Seven Only)**	Hissa No 44/2 B Old Hissa No 17/2B F.No.57/304,S1-Wing Sai Swapnasrusti, S1 Wing, Manchar, Ambegaon 412406 Ambegaon Pune Maharashtra	**Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)**
LAN: LXSAT00317-180054811 **Branch: Satara** **Borrower: Khushal Dattatray Shinde** **Co-Borrower: Monali Khushal Shinde**	**13-10-2025 For Rs: 1943280/- (Rupees Nineteen Lakh Forty Three Thousand Two Hundred & Eighty Only)**	Gat No 39/1 Plot No 13, Area Ad Measuring 240 Sq.F.T, Jadhavwadi Tal Phaltan Dist Satara 415523 Satara Maharashtra	**Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **to Ashish Sharad Dhapte 8421520525 & Ajit Dattatray Gaikwad 9321972466, Tushar Chandrakant Sutar 8888866035, Sailesh Iyengar 9833801159,,** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. **2.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **3.** For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the **Last date for submission of EMD** mentioned above. **Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above**. **4.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **5.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. **6.** The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/ rights/due. **7.**The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra
Date : 07.11.2026

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

PUBLIC NOTICE

This is informing that Environment clearance for Proposed Expansion of Residential Development **"Basil Mountlords"** Located at S. No 8/6A/7/8/2, 8/6A/7/8/3, 8/6A/7/8/9, 8/6A/7/8/10, 8/6A/7/8/1 Dhankawadi, Tal.-Haveli, Maharashtra by **M/s.Taljai Basil Developers LLP** through partner **Mr. Gopal Shivraj Varma** has been accorded Environmental Clearance having **EC Identification No. EC26C3801MH5548289N** and **EC file-SIA / MH / INFRA2 / 587508 / 2026 dated 04.11.2026** from Environment Department and published on PARIVESH website 04.11.2024 and copy of the clearance letter are available with the PARIVESH and Environment Department may also be seen on the website of the environment department Maharashtra at **https://parivesh.nic.in/**

Sd/-
M/s.Taljai Basil Developers LLP
through partner Mr. Gopal Shivaji Varma

AU SMALL FINANCE BANK LIMITED

(A Scheduled Commercial Bank)
(CIN:L36911RJ1996PLC011381)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of Powers conferred under Section 13 (12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated **28-Oct-25** calling upon the Borrower **M/S Tanvi Snacks Corner Through Its Proprietor Vaijayanti Nitin Shinde (Borrower), Smt.Vaijayanti Nitin Shinde (Co-Borrower), Smt. Ratnaprabha Kailas Shinde (Co-Borrower), Nitin Kailas Shinde (Co-Borrower), (Loan Account No. L9001060135029892)** to repay the amount mentioned in the notices being is **Rs. 8,51,225/- (Rs. Eight Lakh Fifty-One Thousand Two Hundred Twenty-Five Only)** a within 60 days from the date of receipt of the said notice.

The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the **02nd day of November of the year 2026.**

The borrower/co-borrower/mortgagor/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 8,51,225/- (Rs. Eight Lakh Fifty-One Thousand Two Hundred Twenty-Five Only) as on 28-Oct-25** and interest and expenses thereon until full payment.

"The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

Description of immovable properties

All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures **Property Situated At- S No 16/9, Flat No 105, Stilt Floor Wing B, Deepa Park Village- Ambegao Budruk, Tal Haveli, Dist- Pune, Maharashtra Admeasuring 545 Sqfts** Owned by **Smt. Ratnaprabha Kailas Shinde & Nitin Kailas Shinde.**

Date : 02-November-26
Place : Pune, Maharashtra

Authorised Officer
AU Small Finance Bank Limited

PUBLIC NOTICE

Notice is hereby given that **Mr. Harish Naraindas Raghani and Mrs. Poonam H. Raghani,** both Residing at : B702, Konark Vista Coop Hsg Society Ltd, Survey No. 135, Sade Satra Nalli, Near Amanora Mall, Hadapsar, Pune City, Pune, Maharashtra, 411028, are the owners of the Flat mentioned in the Schedule hereunder. That My Clients are agreed to purchaser the said Flat from said owners and the owners have assured that the said Flat is free from encumbrances and they have clear and marketable title to the same. Any person having any claim, right, title or interest in the said Flat described in the Schedule hereunder written and rights and benefits attached thereto or any part thereof by way of sale, gift, lease, tenancy, mortgage, lien, charge, trust, license, exchange, partition, inheritance, maintenance, easement, partnership, possession, agreement or otherwise howsoever are hereby required to make the same known in writing to the undersigned, together with supporting documents in evidence **within 15 days** from the date of publication hereof, at the address given below, failing which the claims or demands, if any, of such person/s will be deemed to have been abandoned, surrendered, relinquished, released waived and given up and thereafter no claim of any nature shall be entertained or be binding on the said Flat.

SCHEDULE

All that consisting of **Residential Flat No. 702,** admeasuring **147.73 Sq. Mtrs.,** (Carpet) (inclusive of the area of balcony) together with exclusive right of users of the **Open Terrace** have Carpet Area **21.41 Sq. Mtrs.,** adjoining thereto, on the **7th Floor** in the **Building No. B** and **One Open Car Parking Car & One Covered Basement Parking Space** admeasuring **10 Sq. Mtrs.,** each, totally admeasuring **20 Sq. Mtrs.,** in the **"Konark Vista Co-operative Housing Society Limited"** constructed on land admeasuring **5862.50 Sq. Mtrs.,** of land bearing **Plot No. 2** of the Private Plot Layout of lands bearing **Survey No. 135 Hissa No. 1+3A/1B, 1+3A/2, 1+3B, 2/2A/1, 2/2A/2 & 2/2B** situated at Hadapsar within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation along with all rights, title, benefits, deposits, interest and amenities and furniture's and fixtures attached to the said Flat and the shares and membership of the said society.

Date : 06.11.2026
Place : Pune

Mayuresh S. Kulkarni, Advocate
Office No. 208, Mantri House,
929, F. C. Road, Shivajinagar, Pune : 411 004.
LL : 02025511605, Mob :9850817718.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम
एक परिवार एक बैंक

Asset Recovery Branch :
"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is", and "Whatever there is"** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	**Borrower:** M/s. C M R Electrical (Prop. Mr. Shaukat Ramjan Nadaf) **Guarantors:-** Nil	**Rs. 1,74,20,439/- (Rupees One Crore Seventy-Four Lakhs Twenty Thousand Four Hundred and Thirty-Nine Only)** plus interest at Contractual rate with monthly rest w.e.f. 04.06.2022 apart from cost and expenses thereon, minus recovery if any	**Property Lot No. 1:-** All that piece and parcel of Flat No.7 consisting of 3 Rooms on the First Floor of Building No. 6 of Mantri Chandak Vihar Co. Op Housing Society Ltd, admeasuring 60.38 sq. mts along with terrace admeasuring 6.50 sq mts and parking admeasuring 12.25 sq mts, constructed on Survey No. (744) 10/2 situated at Majarewadi, Tal North Solapur Dist. Solapur and it is within the jurisdiction of the Sub Registrar North Solapur. Owned by Shaukat Ramzan Nadaf. **• Encumbrance: Not Known • Possession Type: Symbolic**	**Reserve Price -** Rs. 20,30,000.00/- **EMD -** Rs. 2,03,000.00 /- **Bid increment Amount -** Rs. 25,000/-
2	**Borrower:-** M/s KK Waterproofing (Prop Kedar Shyamrao Kale) **Guarantor : - Nil**	**Rs. 2,22,91,797.69 (Rs. Two Crores Twenty Two Lakhs Ninety One Thousand Seven Hundred Ninety Seven Rupees And Sixty Nine Paise)** Plus Unapplied Interest W. E. F. 06.01.2024 apart from penal interest, cost and expenses thereon minus recovery if any	**Property Lot No. 2 :-** All the Pieces & Parcels of the Shop No. 9, Stilt Floor at Sr. No. 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. **• Encumbrance: Not Known • Possession Type: Symbolic**	**Reserve Price -** Rs. 55,11,000.00/- **EMD -** Rs. 5,51,100.00/- **Bid increment Amount -** Rs. 25,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (Branch Head) (Mob: 7030924078) and Manager Sudheer Pandey - 8376960405

Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 2	30.11.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD		30.11.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 2	20.11.2026 between 11:00 am. and 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

1. **Bank has Possession with No known encumbrance.** However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – **"https://baanknet.com/"** and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

For detailed terms and conditions of the sale, please refer to the link **"https://www.bankofmaharashtra.in/properties_for_sale.asp"** provided in the Bank's website.

Date: 05.11.2026
Place: Pune

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Authorised Officer,
Bank of Maharashtra